



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

MARY C. WICKHAM  
County Counsel

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TELEPHONE  
(213) 974-1927  
FACSIMILE  
(213) 613-4751  
TDD  
(213) 633-0901

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Agenda No. 11  
09/25/18

**Re: PROJECT NO. R2015-00408-(5)  
VESTING TENTATIVE PARCEL MAP NO. 073335-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project, including a subdivision ("Vesting Parcel Map") to create 21 large-lot parcels for lease, conveyance, and financing purposes only on 1,307 acres in the unincorporated community of Castaic located in the Castaic Canyon Zoned District. Enclosed are findings and conditions for the Vesting Parcel Map for your consideration. The project also includes a Vesting Tentative Tract Map and Conditional Use Permit, findings and conditions for which are submitted under separate cover.

Very truly yours,

MARY C. WICKHAM  
County Counsel

By

ELAINE M. LEMKE  
Assistant County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

EML:ll  
Enclosures

c: Sachi A. Hamai, Chief Executive Officer  
Celia A. Zavala, Executive Officer, Board of Supervisors  
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NO. R2015-00408-(5)  
VESTING TENTATIVE PARCEL MAP NO. 073335-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on September 25, 2018, in the matter of Project No. 2015-00408-(5), consisting of Vesting Tentative Parcel Map No. 073335-(5) ("Vesting Parcel Map"), Conditional Use Permit No. 2015-00019-(5) ("CUP"), and Vesting Tentative Tract Map No. 073336-(5) ("Vesting Tract Map"), collectively, the "Project." The County Regional Planning Commission ("Commission") previously conducted duly-noticed public hearings on the Project on February 21, 2018 and April 18, 2018.
2. Northlake Associates LLC ("Applicant") requests the Vesting Parcel Map dated September 12, 2017, to subdivide the Northlake Specific Plan site to create 21 large-lot parcels on 1,307 acres for lease, conveyance, and financing purposes only. The Vesting Parcel Map dated September 12, 2017 depicts a total of 21 large lots, each lot over 40 net acres in size.
3. The Project is located north of Lake Hughes Road and Ridge Route Road, east of Interstate 5 Freeway ("I-5"), and west of Castaic Lake and Lagoon in the unincorporated community of Castaic ("Project Site") in the Castaic Canyon Zoned District. The Project Site is located within the Specific Plan ("SP") designation of the 2012 Santa Clarita Valley Areawide Plan ("Area Plan") Land Use Policy Map and zoned SP as of February 9, 1993 (Ordinance No. 93-0014). The portion of the Project Site for the Vesting Parcel Map is approximately 1,307 gross acres and 1,197 net acres.
4. The CUP is a related request to authorize the Northlake Specific Plan site plan review, affordable set-aside housing, affordable senior set-aside housing, mixed-use and live-work development, on-site and off-site grading in excess of 100,000 cubic yards of cut/fill material, walls, and fences exceeding six feet in height, and the construction of two water tanks with associated grading and infrastructure.
5. The Vesting Tract Map is a related request to create 386 total lots with 3,295 dwelling units on the Phase 1 area of the Project Site. These consist of: 288 single-family lots (288 detached dwelling units), 17 multi-family lots (1,341 attached condominium dwelling units), six senior multi-family lots (345 attached condominium dwelling units), three affordable multi-family lots (174 attached affordable rental dwelling units), one mixed-use commercial lot (46 attached rental dwelling units with 31,200 square feet of commercial), one live-work commercial lot (six live-work units with 7,500 square feet commercial), one senior affordable multi-family lot (95 attached affordable condominium dwelling units), one highway commercial lot, and various open

space, park, and infrastructure lots, including a fire station lot, on 720 acres, which will implement Phase 1 of the Specific Plan.

6. The Project Site is currently undeveloped and consists of gently to steeply-sloping hillside terrain. The Project will take access from Ridge Route Road.

7. Surrounding zoning within a 500-foot radius includes:

North:	A-2-2 (Heavy Agricultural – Two-Acre Minimum Lot Size) and OS (Open Space);
South:	M-1 (Light Manufacturing), C-3 (General Commercial), R-1 (Single-Family Residence), and OS;
East:	M-2 (Heavy Manufacturing), A-2-2, and OS; and
West:	M-1, A-2-1 (Heavy Agricultural – One-Acre Minimum Lot Size), A-2-2, and OS.

8. Surrounding land uses within a 500-foot radius include:

North:	Vacant land and single-family residence;
South:	Vacant land, school, commercial, and light industry;
East:	Vacant land and public utility; and
West:	Vacant land, I-5, single-family residence, public utility, and light industry.

9. The zoning and case history for the property are as follows:

- A. Specific Plan No. 87172-(5), the Northlake Specific Plan Project, filed in 1987, was approved and adopted in 1992. Adopted with the Specific Plan were Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), and CUP 87172-(5).

- B. Development Agreement No. 87172-(5), associated with the Northlake Specific Plan Project, filed in 1987, approved in 1992 and effective in 1993, had a 20-year term and expired unused in 2003.

- C. Specific Plan Amendment No. 98047, Development Agreement Amendment No. 98047, Vesting Tentative Parcel Map No. 51852, and CUP Nos. 98047 and 2004-00015 were subsequently filed in 1998 (2004 for the second CUP) to implement the adopted Specific Plan. These five entitlements were presented to the Regional Planning Commission at a public hearing in 2007, but never approved. The entitlements were withdrawn or otherwise superseded by the current Project application.

10. The conditions of the Los Angeles County Subdivision Committee, consisting of the County Departments of Public Works, Fire, Parks and Recreation, and Public Health, based on maps dated September 12, 2017, are attached to the conditions of approval.

11. Prior to the Commission's public hearing on the Project, the Department of Regional Planning ("Regional Planning"), on behalf of the County as lead agency, pursuant to the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), prepared an Initial Study for the proposed Project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff ("Staff") determined that a Supplemental Environmental Impact Report ("SEIR") was the appropriate environmental document for the Project. The SEIR concluded that the Project will have significant and unavoidable impacts on the environment for noise, air quality, and traffic after all project design features and feasible mitigation measures have been implemented. Two SEIR errata were subsequently prepared to address changes to the Project made during the public review process.
12. The feasible mitigation measures necessary to ensure the Project will lessen the effects on the environment, to the extent possible, are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project. In light of the unmitigated impacts, a Statement of Overriding Considerations is required to approve the Project. Accordingly, a Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") were prepared for the Project, pursuant to CEQA. The Board incorporates herein, in full, the Findings and SOC.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 of the Los Angeles County Code ("County Code"), the community was appropriately notified of the Project's public hearings by mail, newspaper, property posting, and departmental website posting. Additionally, Project case materials were made available at the Castaic Library (27971 Sloan Canyon Road, Castaic), Stevenson Ranch Library (25950 The Old Road, Stevenson Ranch), and the San Fernando Library (217 North Maclay Avenue, San Fernando).
14. Prior to the public hearings for the Project by the Board and the Commission, a Hearing Examiner hearing regarding the SEIR was held on May 24, 2017, at the Northlake Hills Elementary School. Approximately 35 people attended this hearing to allow for community feedback on the SEIR. At the hearing, 16 people testified, 10 in favor of the Project, five opposed or identified concerns with the Project, and one person did not indicate a preference. Major concerns raised by the public at the May 24, 2017 Hearing Examiner hearing included: increased crime associated with the new housing, negative impacts to air quality, lack of adequate water supply, excessive traffic, increased fire hazard, and overdevelopment. Major benefits of the Project identified by other public speakers included: additional housing that would support existing local businesses, additional trails and sports/recreation facilities, added school enrollment/capacity, consistency with the 2012 Area Plan and 2035 Countywide General Plan adopted in 2015, reduction in density/housing units from the originally proposed project in 1992, and monetary contribution for local traffic infrastructure improvements.

15. During the February 21, 2018 duly-noticed Commission hearing, the Commission heard presentations from Staff and the Applicant, as well as public testimony. During public testimony, nine people spoke in favor of the Project, citing reasons, such as: the addition of needed housing, environmentally-conscious design, recreational amenities (such as parks, trails, and bike paths), local traffic construction improvements, ridgeline preservation (in cooperation with the Town Council), reduction in overall number of dwellings from the originally proposed project, improved water conservation measures, addition of electric vehicle chargers within the Project and surrounding community, and general benefit to the local community's economy. In addition, four people spoke in opposition or otherwise had concerns with the Project, citing reasons such as: the Project's inclusion of detached condominiums, an asserted need to revise and recirculate the SEIR, insufficient traffic impact analysis due to the Newhall development, too many adverse impacts to onsite habitat, and destruction of wildlife linkages.
16. After completion of public testimony at its February 21, 2018 hearing session, the Commission discussed the Project and continued the hearing to April 18, 2018, instructing the Applicant to report back to the Commission on the following issues or requested actions: (a) consultation with local transit agencies to improve offsite jobs/employment connections; (b) addition of an affordable housing component into the Project; (c) comparison of the community benefits that were in the now-expired 1993 Development Agreement with current Project benefits; (d) re-addressing school noise impacts; (e) explaining the process and ownership of open space dedication; (f) review of wildlife movement and connectivity issues; and (g) re-addressing the traffic study and mitigation measures for traffic impacts.
17. On April 5, 2018, Staff submitted a supplemental memorandum to the Commission that included an update on the Project and provided additional documents to the Commission. Included in the documents was the Applicant's summary of new features added to the Project since the February 21, 2018 Commission hearing session. Those changes included: the addition of 315 units of affordable rental housing for very low, low, and moderate income households, with 95 of these 315 affordable units reserved for senior citizens; a new mixed-use "village" area designation containing 46 affordable mixed-use units and six market-rate live-work units; enhancement of the Project's wildlife connections and crossings that resulted from a meeting with the Santa Monica Mountains Conservancy; augmentation and expansion of the proposed developer-provided transit "tram" service to off-site/regional destinations that resulted from a meeting with Santa Clarita City/Transit; and, additional noise mitigation measures for the existing elementary school. The Applicant's summary also clarified ownership and maintenance of the Project open space, compared the public benefits of the expired 1993 Development Agreement with the current Project benefits, and clarified traffic improvements and impacts with respect to Newhall Ranch. The Commission was also provided an SEIR Errata describing potential impacts of these added Project features, revised CEQA Findings and SOC, the MMRP, revised draft Findings and Conditions of Approval, and a revised Design Guidebook.

18. At the continued April 18, 2018 Commission public hearing, Staff and the Applicant gave presentations, and additional testimony was heard from five people. Three people testified in opposition to the Project, indicating concerns about lack of open space, lack of alternatives analyzed in the SEIR, impacts to on-site creek lands and Castaic Lagoon, impacts to on-site habitat, fire safety, light pollution, visual impact, water quality impact, climate change impacts, and an asserted need for SEIR revision/recirculation. The Applicant provided testimony to rebut those concerns. Two people testified in support of the Project, one person identifying economic benefits of the Project to the local community, and asserting that there was general support for the Project by the local community; and one person indicated support for the Project, but requested that the Project provide additional traffic signals and soundproofing for existing homes.
19. During the April 18, 2018 public hearing session, after hearing all presentations and testimony, the Commission discussed the Project. The Commission:  
(a) noted that while sufficient overall open space and recreation amenities were provided, the Project generally has a limited amount of undisturbed open space (approximately 300 acres, or 23 percent of the Project Site); (b) communicated concerns about "blue-line stream destruction," too many dwelling units near a freeway, and, in general, the need for more urban alternatives that place housing closer to existing "mass transit"; (c) expressed appreciation for the new affordable housing component (315 units) added to the Project; (d) asked that the Applicant consider, in the future, how the Project can help the County address its challenge to provide emergency shelter for the homeless, to which the Applicant responded that it was trying to address the "root causes" of homelessness by providing more affordable housing and connection to employment opportunities; (e) asked how traffic improvements will be funded and open space permanently preserved, to which the Applicant responded that "B&T" (bridge and thoroughfare) fees will fund the improvements, and the future homeowners association to be established will ensure that the open space is permanently preserved; and lastly, (f) stated that, given all of the above, the Project "met all current criteria," addressed the importance of sustaining a regional (Santa Clarita area) jobs-housing balance, proposed housing consistent with market preferences, and that the current proposal is "quite superior to" the original 1992 Specific Plan. After closing the public hearing on April 18, 2018, the Commission approved the Project and certified the FSEIR on a three-to-one vote with one Commissioner absent.
20. The Commission's approval of the Project was timely appealed to the Board by the Santa Monica Mountains Conservancy ("Conservancy"), Golden State Environmental Justice Alliance ("Alliance") and The Center for Biological Diversity ("CBD"), collectively "Appellants." In its written appeal, the Conservancy contended that the Final SEIR ("FSEIR") was inadequate, there were inadequate public benefits, that the County was providing land for the Project, resulting in a gift of public funds, and there were impacts to surrounding parkland. The Alliance's appeal raised issues with the FSEIR regarding the

project description, analyses related to air quality, biological resources, fire hazards and greenhouse gas emissions, and also asserted issues related to relocation of a pipeline, a need to recirculate the SEIR and to re-analyze impacts from increased density, noise, and light, and downstream impacts on a blue-line stream. CBD's appeal alleged that the FSEIR failed to adequately analyze or mitigate the Project's impacts on special status species, air quality, and water quality, and failed to consider and adopt feasible alternatives to minimize Project impacts.

21. The Board held its duly-noticed public hearing on the appeal challenging the Commission's approval of the Project on September 25, 2018. At the Board's public hearing, Staff outlined the Project, indicated it had reviewed the appeals, and the Applicant's responses thereto, concluded that the FSEIR sufficiently addressed the concerns, and recommended that the Board uphold the Commission's decision to approve the Project and to deny the appeals.
22. Two Applicant representatives testified at the Board, explaining changes made from the initially proposed Project and through the Commission process, and outlined certain benefits of the Project. Representatives of each of the Appellants testified. The Alliance representative referenced additional written material submitted the morning of the hearing, challenged a peer review of a part of the Applicant's analyses, and objected to the time allowed to testify. CBD reiterated issues raised in its letters and written appeal, focusing on habitat destruction, traffic impacts, and wildfire dangers. They also asserted that the FSEIR failed to consider a Project alternative that it believed appropriate and that the mitigation measures were insufficient. The Conservancy argued that needed housing did not justify habitat-destroying sprawl, contended the County was improperly donating land for the Project, and supported Alternative 1 identified in the SEIR, which is a much smaller project.
23. In addition to the Appellants and Applicant representatives, eight others testified at the Board hearing, all in support of the Project. Testifiers included current and former members and officers of the Castaic Area Town Council, each of whom acknowledged the Applicant's efforts to work with the community, a representative of the Tatavian Band of Mission Indians ("Tatavian Tribe"), and residents from the area. The Tatavian Tribe representative noted his Tribe's historical and lineage ties to the area, and stated that the Applicant had worked closely with the Tribe to reduce or eliminate ground disturbances on locations that hold tribal cultural resources. Other testifiers stated that the Project would provide needed housing, which would, in turn, help local business and bring in new needed businesses, such as a supermarket or drug store. Local residents testifying also lauded the inclusion of more than 160 acres of parks and open space areas, including sports fields, bike paths and additional trails, financial contributions to highway improvements, and use of low-impact development standards.

24. After completion of public testimony, the Board closed its public hearing. The Board then indicated its intent to: (a) adopt the FSEIR, finding that the Project will have significant and unavoidable effects on the environment, even after all Project design features and feasible mitigation measures have been implemented; (b) adopt the Findings and SOC; and (c) deny the appeals and uphold the findings of the Commission. The Board further instructed County Counsel to prepare, for the Board's consideration, final findings and conditions and any other necessary documents to affirm the Commission's approval of the Project.
25. The Vesting Parcel Map has been submitted as a vesting tentative parcel map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of Title 21 of the County Code.
26. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
27. The Area Plan designates the Project as Specific Plan. As such, the Board finds that the proposed Project is consistent with the Specific Plan land use designation, and specifically the adopted Northlake Specific Plan, and finds that the Project is consistent with the development standards of the Northlake Specific Plan zone.
28. The Board finds that the proposed subdivision is consistent with the goals and policies of the General Plan, Area Plan, and the adopted Northlake Specific Plan.
29. The Board finds that the proposed 21 large lots are compatible with land uses in the area, and they are consistent with the adopted Northlake Specific Plan.
30. The Board finds that the Project Site is physically suitable for the proposed Parcel Map for lease, conveyance, and financing purposes only, because the proposed lots exceed 20 acres in area. The Project Site has adequate street frontage and access, and will be subject to the requirements of the Los Angeles County Department of Public Works.
31. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
32. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage with mitigation, or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted Significant Ecological Area ("SEA"), and the environmental impacts to the stream course on the Project Site are mitigated to a less than significant impact.



33. The Board finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
34. The Board finds that, consistent with Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision provides reasonable public access to the stream in Grasshopper Canyon through a park, which contains a multi-use trail, and that the Project contains no other public waterway, river, lake, or reservoir.
35. The Board finds that the division and development of the property in the manner set forth on this Vesting Parcel Map will not unreasonably interfere with the free and complete exercise of public entity, and/or public utility rights-of-way, and/or easements within this Vesting Parcel Map, because the design and development, as set forth in the conditions of approval and shown on the Vesting Map, provide adequate protection for any such easements.
36. The Board finds that additional Project features and measures (such as affordable housing set aside for very low, low, and moderate income households, senior-affordable housing, mixed-use and live-work development, enhanced wildlife linkages, enhanced community transit systems, and noise impact reduction) provided by the Applicant as a result of the public hearing process are public benefits and are consistent with the SP, as well as consistent with the goals, objectives, and policies of the General Plan and Area Plan, and adopts these features and measures as conditions of approval for the Project.
37. The Board finds that the addition of aforementioned public benefits shall require a change in the Project from 1,974 dwelling units to 2,295 dwelling units in Phase 1 of the Specific Plan, but that such change shall not cause the overall Northlake development "unit cap" of 3,150 dwelling units to be exceeded, as analyzed in the subject SEIR, and adopts this change as a condition of approval for the Project.
38. The Board finds that the Project Site is adequate in size and shape to accommodate the required access and street frontage requirements, as is required in Title 21 of the County Code, in order to integrate said use with the uses in the surrounding area.
39. The Board finds that the requested use on the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.
40. After consideration of the FSEIR, Findings and SOC, and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that the substantial benefits of the Project outweigh the remaining significant environmental impacts of the Project related to

noise, air quality, and traffic. The Board further finds that the FSEIR and Findings and SOC reflect the independent judgment and analysis of the Board.

41. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan/Community Plan.
- B. The proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The proposed Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed Project Site is adequately served by highways or streets of sufficient width, and improved, as necessary, to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Approves Vesting Tentative Parcel Map No. 073335-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL  
PROJECT NO. R2015-00408-(5)  
VESTING TENTATIVE PARCEL MAP NO. 073335-(5)**

1. This grant is for Vesting Tentative Parcel Map No. 073335-(5) ("Vesting Parcel Map") to authorize creation of a large-lot parcel map for lease, conveyance, and financing purposes only, subject to the following conditions of approval.
2. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property, if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded, as required by Condition No. 8. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors, as provided in Subsection C of Section 22.60.260 of the Los Angeles County Code ("County Code").
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding, as described above, is filed against the County, the subdivider shall, within 10 days of the filing, make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.
  - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit

additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- B. At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to Section 2.170.010 of the County Code.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void, and the privileges granted hereunder shall lapse.
  8. Prior to the use of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
  9. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Parcel Map. A time extension(s) may be requested in writing, and with the payment of the applicable fee, prior to such expiration date. In the event that the Vesting Parcel Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
  10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.238 of the County Code.

#### **TENTATIVE TRACT/PARCEL MAP SPECIFIC CONDITIONS**

11. The subdivider shall conform to the requirements of Title 21 of the County Code.
12. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
13. Subdivider shall record a large-lot parcel map numbered PM No. 073335 as the first recorded map, without improvements, for lease or conveyance and finance purposes, subject to the following:

- A. The lots shall conform to those shown on the tentative map, as approved by Regional Planning;
  - B. Each lot shall be numbered on the final map and shall have a minimum gross area of 40 acres;
  - C. Access to each lot shall be provided to the satisfaction of Regional Planning and the Department of Public Works ("Public Works"); and
  - D. All Public Works conditions shall be met to the satisfaction of Public Works.
14. The subdivider shall provide at least 50 feet of street frontage for each lot.
15. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated September 12, 2017), consisting of letters and reports from the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Attachments:

Department of Public Works letter dated October 12, 2017 (Pages 1 to 9)

Fire Department letter dated October 10, 2017 (Page 1)

Department of Parks and Recreation letter dated October 4, 2017 (Pages 1 to 2)

Department of Public Health letter dated October 10, 2017 (Pages 1 to 2)

The following report consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard lease purpose only/division of land for lease purpose only notes on the final map to the satisfaction of Public Works.
9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
10. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
11. Grant ingress/egress and utility easements to the public over the private and future or future streets.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
15. Permission is granted to record large lots (20-acre or more) parcel map provided full street right of way and slope easements are dedicated along the latest IEC approved alignment on Ridge Route Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 073335 (Rev.)

Page 3/3

TENTATIVE MAP DATED 09-12-2017

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*HW*  
Prepared by Phoenix Khoury  
pm73335L-rev3  
<http://planning.lacounty.gov/case/view/pm073335/>

*[Signature]*  
Phone (626) 458-4921

Date 10-12-2016





**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 073335 - Rev 3

TENTATIVE MAP DATE: 09/12/2017

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 10/3/2017 Phone (626) 458-4921  
Michele Chimienti

PCA LX001129/A885  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract / Parcel Map 73335 Tentative Map Dated 9/12/17 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location Castaic APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Northlake Associates, LLC  
Soils Engineer \_\_\_\_\_ Engineer/Arch. Sikand

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: \_\_\_\_\_

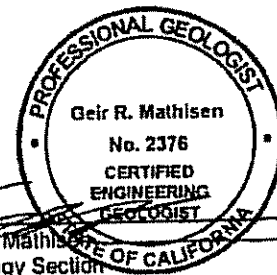
References: Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98,  
7/30/96, 12/1/95, 4/6/95, 6/16/94

**BASED ON LA COUNTY SUBDIVISION CODE SECTION 21.44.320(D), TENTATIVE MAP FEASIBILITY IS RECOMMENDED  
FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.

Prepared by



Date 10/3/17

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qo/qmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

073335, Castaic, TM-4\_APP

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL NO. 073335 (REV.)

Page 1/1

TENTATIVE MAP DATED 09-12-2017

1. Approval of this map pertaining to grading is recommended with no conditions since no grading is proposed..

Name Nazem Said  Date 10/11/2017 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 073335 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-12-2017

The parcels are larger than 20 acres each. Approval of this map pertaining to road is recommended.

*for*

Name Sam Richards  
pm073335r-rev3

Date 10-12-2017

Phone (626) 458-4921

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 073335 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-12-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions.

1. This is a 20+ acres subdivision.
2. The applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Vicente Banada of DPH at (626) 430-5381 or [VBanada@ph.lacounty.gov](mailto:VBanada@ph.lacounty.gov) for additional information and requirements.



Prepared by Bereket Tadele  
pm73335s-rev3 doc

Phone (626) 458-4910

Date 10-05-2017

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 073335 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-12-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 20+ acres subdivision.

TK

Prepared by Tony Khalkhali  
pm73335w-rev3.doc

Phone (626 )458-4921

Date 10-05-2017



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73335

MAP DATE: September 13, 2017

---

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP  
CONDITIONS OF APPROVAL**

1. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

**PROJECT  
CONDITIONS OF APPROVAL**

1. The Fire Department did not determine any access and water requirements for this subdivision per Title 21, the County of Los Angeles Subdivision Code, Sections 21.32.040 and 21.32.110. Specific access and water requirements for the future development of this property shall be in compliance with applicable sections of Title 32, the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 73335      DRP Map Date: 09/12/2017      SCM Date: 10/19/2017      Report Date: 10/04/2017  
Park Planning Area # 35B      CSD: CASTAIC AREA CSD      Map Type: Tentative Map - Tract

Total Units  = Proposed Units  + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Trails:

No Trails

Comments:

This project is exempt from park obligation requirements because:

Other: Large lot parcel map for sale/conveyance purposes. No development proposed. All lots are a minimum of 20 acres.

For further information or to schedule an appointment to make an in-lieu fee payment:  
Please contact Clement Lau at (213) 351-5117 or Loretta Quach at (213) 351-5121  
Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020-1975.

By:

*Kathline J. King*

Kathline J. King, Chief of Planning





**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map # 73335      DRP Map Date: 09/12/2017      SCM Date: 10/19/2017      Report Date: 10/04/2017  
Park Planning Area # 35B      CSD: CASTAIC AREA CSD      Map Type: Tentative Map - Tract

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census  
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.  
U = Total approved number of Dwelling Units.  
X = Local park space obligation expressed in terms of acres.  
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = 35B

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.44	0.0030	0	0.00
M.F. < 5 Units	3.12	0.0030	0	0.00
M.F. >= 5 Units	2.65	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	0.00
<b>TOTAL</b>			<b>0</b>	<b>0.00</b>

Ratio	Acre Obligation	RLV/Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$203,614	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation		Net Obligation	RLV/Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$203,614	\$0



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

**BRENDA J. LOPEZ, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

**BOARD OF SUPERVISORS**

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Second District  
Shella Kuehl  
Third District  
Janice Hahn  
Fourth District  
Kathryn Berger  
Fifth District

10/10/17

Tentative Parcel Map No, 073335

Tentative Parcel Map date: 9/12/17

Vicinity: Castaic Canyon

The Department of Public Health-Environmental Health Division has reviewed Tentative Parcel Map 073335 dated 9/12/17 based on the use of public water (Newhall County Water District) and private septic (on-site wastewater treatment systems) for wastewater disposal, as proposed.

**Drinking Water Requirements**

The Department's Drinking Water Requirements have been satisfied for the Tentative Parcel Map stage.

The Department's Drinking Water Program has reviewed the Northlake Specific Plan Revision No. 3 where parcel development has been reduced from 29 to 21. Per previous iterations, a Water Supply Assessment (WSA) is presented by Sikand Engineering for Newhall County Water District (NCWD). SB 610 & 210 require a 20-year WSA by the NCWD as a long-term outlook to reasonably forecast its ability to deliver water from its sources which are State Water Project water, local groundwater and recycled water to its customers. The report concludes that projected supplies available during the next twenty years will meet the demand associated with the project but ultimately the WSA does not guarantee water delivery for the project.

In light of the Governor's executive order B-40-17 that lifts the drought emergency, this has eased one of the holds that have been placed on a water purveyor's ability to serve reliable water. Although conservation measures continue to be encouraged, water agencies will have water supply assessments and urban management plans that help forecast their ability to serve its customers and future projects with potable water as is the case with said projects.

At the Final Map stage, prior to the Department recommending approval of the Final Map, the following will be required in order to satisfy the Department's drinking water requirements:

- A written contract, proof of entitlement, or will serve letter from the NCWD denotes the projects final buildout phase water demand in acre-feet and the corresponding amount of *reliable* water service in acre-feet that the NCWD will guarantee for the Northlake project.

#### **Wastewater Disposal Requirements**

The Department recommends approval of the Tentative Parcel Map.

No feasibility studies are required by the Department because the project is a large parcel map for sale/conveyance purposes only, and as stipulated on the map's "Notes" section, item number one, no grading, development or improvements are proposed.

Prepared by:

JEANNE BIEHLER, REHS  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, CA 91706  
[jbiehler@ph.lacounty.gov](mailto:jbiehler@ph.lacounty.gov)  
TEL (626) 430-5380

